



## Bush Nook Guesthouse

Ref: 6445149

Upper Denton Gilsland, Cumbria, CA8 7AF

Freehold: £795,000

Idyllic countryside location

Turnover Y/E December 22: £111,585

Two properties offering 11 bedrooms

1 mile to Gilsland, 7 miles to Brampton

Views over farmland & Hadrian's Wall country

Eco pellet fed boiler system. Energy Rating B





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## Location

Bush Nook is situated just a short drive off the A69 which links Carlisle to Newcastle. The property itself comprises Bush Nook House and Bush Nook Barn, the latter being a self-contained dwelling, both set in an L-shape around a courtyard with far reaching views.

The owners have carefully maintained and restored the property over their period of ownership and both properties are well presented with very little work required for any new owners.

Located just a short drive outside Gilsland, the village offers a local pub and access to Hadrian's Wall. Brampton is seven miles away and offers all the usual amenities while Carlisle and the M6 can be found a further 10 miles away.

The village of Gilsland attracts over 100,000 visitors to Hadrian's Wall so a well functioning Guest House has the opportunity to maximise revenue based upon an overall shortage of rooms in the local area.



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## Internal Details

### Bush Nook House

A large farmhouse which offers excellent space and modern living with communal rooms including guest bar, lounge, conservatory, dining hall. The kitchen has a modern feel and offers a large centre island with further ancillary rooms including scullery, utility room and boiler room.

There are eight bedrooms over two floors, six with en suite and split as follows:-

- 2 single bedrooms
- 2 twin bedrooms
- 2 double bedrooms
- 2 family bedrooms









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## Bush Nook Barn

A self-contained dwelling with large open plan kitchen and living room. As a quirky feature the steps up to the first floor are on the outside of the building in the courtyard giving access to the further bedrooms all with en suite.

There are four bedrooms over two floors, each with en suite and split as follows:-

- 1 single bedroom
- 3 double bedrooms

N.B. The ground floor can be used as a one bedroom self-contained maisonette and the three bedrooms on the first floor could be used as additional bedrooms for the main guest house if reverted back to a B&B.

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## Fixtures & Fittings

All fixtures and fittings are to be included within the sale however any items that are owned by a third party or personal to our clients will be exempt.





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## External Details

### Bush Nook House

A large south facing garden with far reaching views mainly laid to lawn with large covered seating area, summer house and three hot tubs for guest use.

The parking is within the courtyard at the front.

### Bush Nook Barn

Large rear mature garden with garden shed. It also has its own private parking area accessed from the main road.

Within the courtyard, there are two garages, the internal garage is already partially converted to provide additional living accommodation for the barn, including adding an internal staircase. The second garage has planning permission for conversion to home office or studio





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### Owner's Accommodation

Currently the owners live on site in a separate one-bedroom property called Bush Nook Cottage. This property isn't offered as part of this sale but could be made available by separate negotiation so any new owner owns the entire site. Alternatively, the second floor of Bush Nook House or the ground floor of Bush Nook Barn could be used as owners accommodation.

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### Trading Information

Full trading accounts can be made available to seriously interested parties but below we have highlighted the last 3 years turnover figures.

Year ending January 2022: £111,585.

Year ending January 2021: £75,107

Year ending January 2020: £39,241

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### The Opportunity

The current owners have ensured the properties are well maintained and requires very little, if any, cap-ex spend by any new owner to continue running things as they are.

There are a number of opportunities which may require additional spend to drive the revenue further from turning back into a high-end B&B/guesthouse, renovation into a luxurious country rental cottage or to turn back into a generous sized residential dwelling.

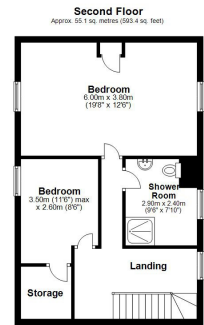
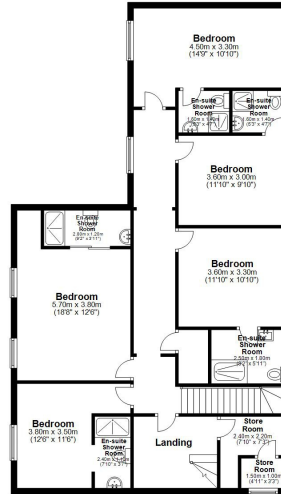
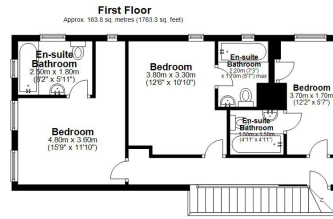
Our clients are looking to sell due to retirement and would be happy to vacate quickly for the right buyer.

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### Business Rates

Confirmation of business rates payable should be obtained from the local authority.





Total area: approx. 487.6 sq. metres (5248.6 sq. feet)  
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements walls, doors, windows, fittings and Appliances Sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent PRODUCED BY TIFFOX.

Bush Nook Guesthouse

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189